



City of Stevenson

Phone (509) 427-5970
Fax (509) 427-8202

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

April 2023 Planning Commission Meeting

Monday, April 10, 2023

6:00 PM

A. Preliminary Matters

1. Public Comment Expectations:

In Person: Attendees at City Hall should follow current CDC and State guidance regarding use of masks, social distancing, and attendance.

Webinar: <https://us02web.zoom.us/j/85637388112> Conference Call: +1 253 215 8782 or +1 346 248 7799 ID #: 856 3738 8112

Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins.

Tools: *6 to mute/unmute & *9 to raise hand

2. Public Comment Period: (For items not located elsewhere on the agenda)

3. Minutes: February 13th, 2023 Planning Commission Meeting Minutes. The March 13th, 2023 was cancelled

B. New Business

4. Conditional Use Permit Request: (CUP2023-01 Cascade Pump Station)

- a. Appearance of Fairness Disclosures
- b. Presentation by Staff
- c. Presentation by Applicant

- d. Public Hearing
 - 1. Comments in Favor
 - 2. Comments in Opposition
 - 3. Comments Neither in Favor nor Opposition
 - 4. Close Public Hearing
- e. Commission Deliberation
- f. Decision

5. Short Plat Review: SP2023-01 Knudsen Short Plat Planning Commission Optional Review

6. Short Plat Review: SP2023-02 Richard-Steeves Short Plat Planning Commission Optional Review

7. Updating Public Comment Expectations: Considering additions to the current agenda content

C. Old Business

8. Shoreline Public Access: Presentation from The Watershed Company

9. Subcommittee Reports: Updates from Subcommittee leads and discussions on Downtown Parking and Annexation Policy

D. Discussion

10. Staff & Commission Reports: Broadband, East Loop Road Water Project, Wastewater Treatment Plant/Moratorium

11. Thought of the Month: Rural Urbanism
- <https://www.cnu.org/publicsquare/2023/03/30/rural-urbanist-towns-contradiction-or-future>

Parking Reform Network - <https://parkingreform.org/resources/parking-lot-map/>

E. Adjournment

DRAFT Minutes
Stevenson Planning Commission Meeting

Monday, February 13, 2023

6:00 PM

MEMBERS PRESENT

Planning Commission Chair Jeff Breckel, Commissioners Auguste Zettler, Davy Ray, Charles Hales, Anne Keesee

STAFF PRESENT

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Anderson

PUBLIC PRESENT

James & Sharon Joan Hatten, Mary Repar, Rick Jessel, Glenn Damon, Mr. & Mrs. Sciacca

Chair Jeff **Breckel** called the meeting to order at 6:00 p.m.

Preliminary Matters

1. Public Comment Expectations

Breckel welcomed everyone. He asked Community Development Director Ben **Shumaker** to provide participants information on providing public comments. He explained the tools to use for remote participants: *6 to mute/unmute & *9 to raise hand. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes.

2. Public Comment Period

(For items not located elsewhere on the agenda)

>Mary Repar commented on water rates, housing needs, street trees.

3. Chair Annual Elections

Breckel opened nominations for the positions of Chair and Vice-Chair.

Commissioner **Zettler** nominated Breckel for the Planning Commission Chair position for 2023. Commissioner **Hales** seconded.

Commissioner **Keesee** nominated **Zettler** for the Planning Commission Vice-Chair position for 2023. **Breckel** seconded.

No additional nominations were provided.

Following the nominations **Breckel** called for a vote to approve the nominees as presented: Breckel for the position of Planning Commission Chair and Auguste Zettler to the position of Planning Commission Vice-Chair.

- Voting aye: Breckel, Ray, Zettler, Hales, Keesee.

4. December 12th, 2022 Minutes

MOTION to approve the minutes from the December 12th, 2022 Planning Commission Meeting as presented was made by **Hales**, seconded by Commissioner **Ray**.

- Voting aye: Breckel, Ray, Zettler, Hales, Keesee.

New Business

5. Parking Determination

Unstaffed Utility or Communication Facility

Shumaker requested the Stevenson Planning Commission determine the number of parking spaces required for a “Utility or Communication Facility”. This request is made by Planning Department staff in anticipation of several permit requests from the Stevenson Public Works Department for this type of use.

Issue: In SMC 17.42.090, the Zoning Code currently lists a number of use classifications and the corresponding parking requirement for each use. Requirements for the Utility or Communication Facility use are not listed. The Planning Commission is given the authority to determine the parking requirement for uses that are not specified.

Following a brief discussion, the Planning Commission concluded the following:

Findings

1. The Planning Commission supports the Comprehensive Plan’s objectives related to minimizing the impacts of development and to facilitating efficient short-term parking and minimizing off-street parking requirements.
2. When impacts of parking at Unstaffed Utility or Communication Facilities occur, they are minimal, intermittent and short in duration.

Determination

For the purpose of SMC 17.42.090, “Table of Minimum Standards—Off-Street Parking”, the Planning Commission determined Utility or Communication Facilities (Unstaffed) do not require any spaces in any district.

MOTION to adopt the determination as presented was made by **Zettler**, seconded by **Keesee**.

- Voting aye: Breckel, Ray, Zettler, Hales, Keesee.

Old Business

6. Subcommittee Reports

Shoreline Access, Downtown Parking, Annexation Policy

Shoreline Access. **Ray** reported he is reviewing the current plan and will be attending meetings on Wednesday and Thursday. **Shumaker** shared the consultants have been busy analyzing the current shoreline environment to determine where gaps are occurring. He added a stakeholder open house would be held on Wednesday, February 15th, 2023 at the Stevenson Community Library from 5-7 p.m. The following morning (Thursday) there will be a focus group at 10 a.m. to review the meeting results. Outreach to the public has taken place via mailers, social media, newspaper announcements and postings at City Hall. Stakeholders include shoreline property

owners, recreationalists and others with an interest in accessing the local shorelines.

Shumaker has been meeting with Shoreline property owners and has been sharing feedback with the consultants. The shorelines under evaluation are along Rock Creek, Rock Cove and the Columbia River. He confirmed trails are still a part of the discussion, and Skamania County and Port of Skamania County are both involved. He offered a brief explanation of the state's requirements for a Shoreline Access Plan as well as what it will provide to Stevenson regarding identification of access points and budgeting guidance for capital improvements.

Downtown Parking. Keesee was unable to attend a recent City Council workshop that addressed parking. She asked **Shumaker** to provide information. He noted the pending approach to parking regulations will likely be more comprehensive, with more of an effort to develop solutions. Finding a way to balance the impact less onsite parking will have on overnight street parking will involve working with Public Works.

Costing out a parking improvement plan would provide a way to determine the value of a parking space. An in-lieu parking fund paid via developers is under consideration, as is re-striping to capture additional space, relocating fire hydrants, and development of a municipal lot. **Shumaker** provided an example of switching the parking lane to the north side of Vancouver Avenue. This is possible, but the expected increase in traffic along Russell and Second Street would need to be evaluated.

Zettler and **Breckel** both commented acquiring a lot would add substantial expense and time to any project. **Hales** spoke to his experience in various sized cities and suggested a reasonable inventory of parking sites leads to people figuring it out.

>Repar stated home driveways need to be sized appropriately to prevent vehicles from encroaching onto sidewalks or streets.

Shumaker noted the parking study performed last September did not identify a significant demand for parking. Commissioners suggested July may be a better time for a survey to gain additional data.

Annexation Policy. Hales reported he is not sure where the collaboration the County stands currently but that City Councilmember Michael Johnson is interested in participating.

Shumaker advised the county Planning Department is experiencing staffing changes which may be affecting communication. He went on to say the sub-committee is looking to better understand what densities are permitted inside and outside City limits. He stated work is being done with the city's GIS consultants to get the base mapping in place and develop some draft material for use in comparisons.

Hales and **Breckel** suggested a working group be formed to connect with Skamania County to lay out the steps for working together.

Breckel agreed with the need for basic information. He stated it is also important to get an understanding of the physical characteristics of the land and how it is being currently used. He shared the importance of being aware of the cost annexation of low-density parcels can bring to a city. (Hales' internet connection was then lost.)

Discussion

7. Staff & Commission Reports

Planning & Public Works Assistant. Tiffany Anderson was welcomed as the new Planning and Public Works Assistant. She introduced herself and provided details on her background and experience.

Broadband. Shumaker reported broadband is on the City Council's priority list. A number of opportunities have come up, including technical assistance grants from Washington state; large increases in federal funding through the recent Bipartisan Infrastructure Law, and programs and tech assistance from WSU Extension to determine the existing infrastructure in place for broadband delivery and how/if residents can access it.

Breckel spoke of rural communities and their need for broadband service. He likened it to a necessary utility much like electricity because of its use in shopping, medical care, education, services and other daily activities.

>Repar commented on the need for a public utility that provides reliable, affordable and consistent internet connectivity.

Permit Applications & Systems. Fully updated planning permit applications are on the city's website in advance of changing to more online options to increase efficiency. The city is in a partnership with Skamania County for building official services. Getting the intake protocols aligned will reduce Andersen's workload as the applications can only be submitted when complete. **Breckel** pointed out it will help clarify what information the public needs to complete a permit.

East Loop Road Water & Street Project. State gas tax grant funds have been awarded to address several road projects, including East Loop Road where a water line replacement will also be completed.

8. Thought of the Month

Zoning Reform Discussion.

<https://www.planning.org/podcast/arbitrary-lines-author-nolan-gray-on-zoning-reform-and-hitting-plannings-reset-button/>

Adjournment

MOTION to adjourn at 7:24 p.m. was made by Commissioner Keesee, seconded by Commissioner Zettler. No objections.

Minutes recorded by Johanna Roe



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Zoning Administrator
DATE: April 10th, 2023
SUBJECT: CUP2023-01: Cascade Pump Station

Introduction

The Stevenson Planning Commission is requested to review the following project proposal:

“The existing sanitary sewer pump station is outdated, requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new submersible pumps will be installed in the existing underground wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4’ tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3’ tall chain link fence will be installed to provide fall protection along the retaining wall.

The project is proposed within public right-of-way adjacent to 240 SW Cascade Ave. Categorized as a “Utility or Communication Facility”, the proposal is listed as a conditional use in its C1 Commercial District location and allowable subject to approval by the Planning Commission with a Conditional Use Permit.

Recommended Action

Staff recommends Planning Commission approve this permit subject to the findings, conclusions, and conditions in Attachment 2.

Guiding City Policies

Zoning Code

SMC Table 17.25.040-1 Residential Districts Use Table (Abbreviated)

Use	CR	C1	M1
Transportation, Communication, and Utility Uses			
Utility or Communication Facility	C	C ⁸	P/C ⁹
8- Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the C1 district with an overhead element greater than 50 feet is considered a conditional use.			

SMC Table 17.135.040-1 Transportation, Communication, Information, and Utility Uses (Abbreviated)

Use	Description	Reference
Transportation, Communication, and Utility Uses		

Utility or Communication Facility	<p>Any staffed or unstaffed location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes.</p> <p>This category generally includes substations, transfer stations, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.</p>	
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SMC 17.39.020 Conditional Use Permit Review

- A. The Planning Commission shall review all applications for conditional use permits.
- B. In granting a conditional use request, the Planning Commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:
 - 1. Will not endanger the public health or safety;
 - 2. Will not substantially reduce the value of adjoining or abutting property;
 - 3. Will be in harmony with the area in which it is located; and
 - 4. Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.
- C. At least one public hearing shall be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held.
- D. The Planning Commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the Planning Commission for the relevant application.
- E. The Planning Commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met.

SMC Table 17.12.030 Administration Commensurate with Comprehensive Plan

It shall be the duty of the Planning Commission, Board of Adjustment, City Council and zoning administrator to interpret and/or administer the provisions of this title in such a way as to carry out the intent and purpose of the Comprehensive Plan. Where zoning regulations are not clear, or where there are inconsistencies within this title, the comprehensive Plan shall be referred to for interpretation and guidance.

Proposal Background

Site Characteristics

Owner/Applicant: City of Stevenson/Wallis Engineering
 Purpose: To upgrade and modernize Utility or Communication Facility
 Location: in the right-of-way adjacent to 240 SW Cascade Avenue

	Zoning	Land Use
Subject Property	C1 Commercial	Street, Utility or Communication Facility

North	C1	Railroad
South	R3 Multi-Family Residential	Single-Family Detached Dwelling
East	C1	Government Administration Building
West	C1	Railroad



2016 Site Photos



Key Issues

Pre-Existing Conditional Use

A wastewater pump station currently exists at this location. The existing facility pre-dates adoption of Zoning Code requirements for a Conditional Use Permit. Issuance of a Conditional Use Permit would allow modifications to the existing use. Should the pump station require modification again, the applicants would then be able to rely on the current permit.

Climate Change

[Placeholder for discussion based on 2023 Planning Commission work plan discussion].

Associated Permits

In addition to the Conditional Use Permit requested for this project, 2 administrative approvals are required. A Building Permit is required for a small retaining wall south of the facility. A Critical Areas Permit is required for impacting a wetland buffer. The proposal is outside of Shoreline Jurisdiction.

Community Input

Notice was sent to nearby property owners and posted at 2 locations near the project site and published in the *Skamania County Pioneer*. As of this writing no verbal or written comments or questions have been received.

Alternatives

1. Deny this request based on its inability to meet the criteria of SMC 17.39.
2. Approve the Conditional Use Permit as drafted.
3. Take some other course of action as a Commission.

Prepared by,

Ben Shumaker

Attachments

1. Draft CUP (2)
2. Application (16)



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

Conditional Use Permit #2022-03

PROponent:	City of Stevenson
LOCAtion:	Public right-of-Way adjacent to 240 SW Cascade Avenue
DECISION DATE:	April 10 th , 2023
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows a Utility or Communication Facility (Wastewater Pump Station).

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on April 10th, 2022.
2. The proposal allows for upgrading and continuance of a long-standing Utility or Communication Facility use.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the proponent at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

THIS CONDITIONAL USE PERMIT (**CUP2023-01**) FOR:
A Utility or Communication Facility (wastewater pump station)
in the C1 Commercial District
in the public right-of-way adjacent to 240 SW Cascade Avenue.

IS HEREBY ISSUED.

For the Planning Commission:

Date

DRAFT

CONDITIONAL USE PERMIT APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: see attached Ex A

Mailing Address: _____

Phone: _____ E-Mail Address: _____

Property Owner: _____

Mailing Address: _____

Phone: _____ E-Mail Address: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

Applicants must provide the following information for all Conditional Use Permit Applications. The City will not accept applications without the required information.

- Application Fee (\$ 600.00)**
- Agreement to Pay Outside Consulting Fees** (When applicable)
- Completed Application Signed by the Applicant and Property Owner**
- Copy of the Property Title or Other Proof of Ownership**
- Descriptions of any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following**
 - Location and Dimensions of all Existing and Proposed Structures
 - Floor Plan of any Structure Involved in the Proposed Conditional Use
 - North Arrow and Scale
 - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
 - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 4 Criteria Listed Below**
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property** (Obtainable Through the Skamania County Assessor's Office)
- All Specific Information Associated with the Proposal and Required under SMC 17.39**
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request**

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Conditional Use Permit Application

A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): Public Row adjacent to 240 SW Cascade, Stevenson 98048

Tax Parcel Number: N/A

Zoning: R1

Lot Area: N/A

Future Land Use Designation: N/A

Water Supply Source: City Well N/A

Sewage Disposal Method: City Septic

Current Use of Lot: Multi-Family Single-Family Commercial Vacant/Other

Proposed Conditional Use: sewer Sanitary Sewer pump station

Brief Narrative of Request See attached out dated form Ext A

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: See attached Ext A Date: _____

Signature of Property Owner: _____ Date: _____

CONDITIONAL USE PERMIT APPLICATION



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Applicant/Contact: Jacob Korsness, Wallis Engineering

Mailing Address: 215 W 4th St, Suite 200, Vancouver, WA 98660

Phone: 360-695-7041

Fax: _____

E-Mail Address (Optional): jacob.korsness@walliseng.net

Property Owner: City of Stevenson

Mailing Address: 7121 E Loop Rd, Stevenson, WA 98648

Phone: 509-427-5970

Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Property Address (Or Nearest Intersection): Public right-of-way adjacent to 240 SW Cascade Ave, Stevenson, WA 98648

Tax Parcel Number: N/A

Zoning: C1

Lot Size: N/A

Current Use of Property: Sanitary sewer pump station

Brief Narrative of Request:

The existing sanitary sewer pump station is outdated; requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new submersible pumps will be installed in the existing underground wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4' tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3' tall chain link fence will be installed to provide fall protection along the retaining wall.

Water Supply Source: N/A

Sewage Disposal Method: Pumped to City gravity sewer

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: Jacob Korsness

Digitally signed by Jacob Korsness
DN: cn=US, o=jacob.korsness@walliseng.net, ou=Wallis Engineering, cn=Jacob Korsness
Date: 2023.02.24 08:08:47-08'00'

Date: 2/24/2023

Signature of Property Owner: Leana Kinley

Digitally signed by Leana Kinley
Date: 2023.02.24 09:00:25 -08'00'

Date: 2/24/23

For Official Use Only:
Date Application Received _____ • Date Application Complete _____

EX A



SUBMIT TO:
City Hall
7121 NE Loop Road

Conditional Use Permit

Submittal Requirements

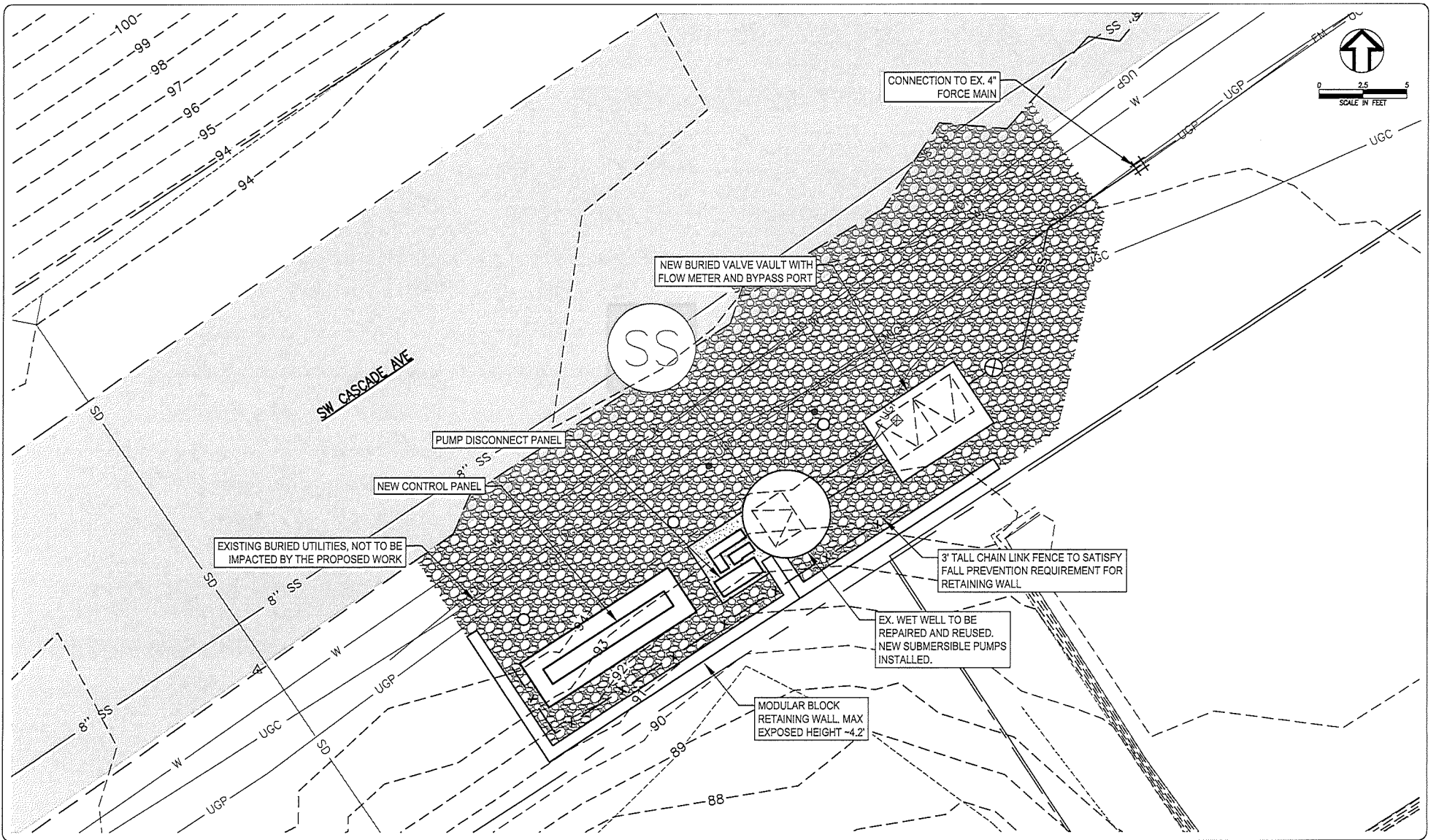
A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

1. *Will not endanger the public health or safety;*
2. *Will not substantially reduce the value of adjoining or abutting property;*
3. *Will be in harmony with the area in which it is located; and*
4. *Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.*

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

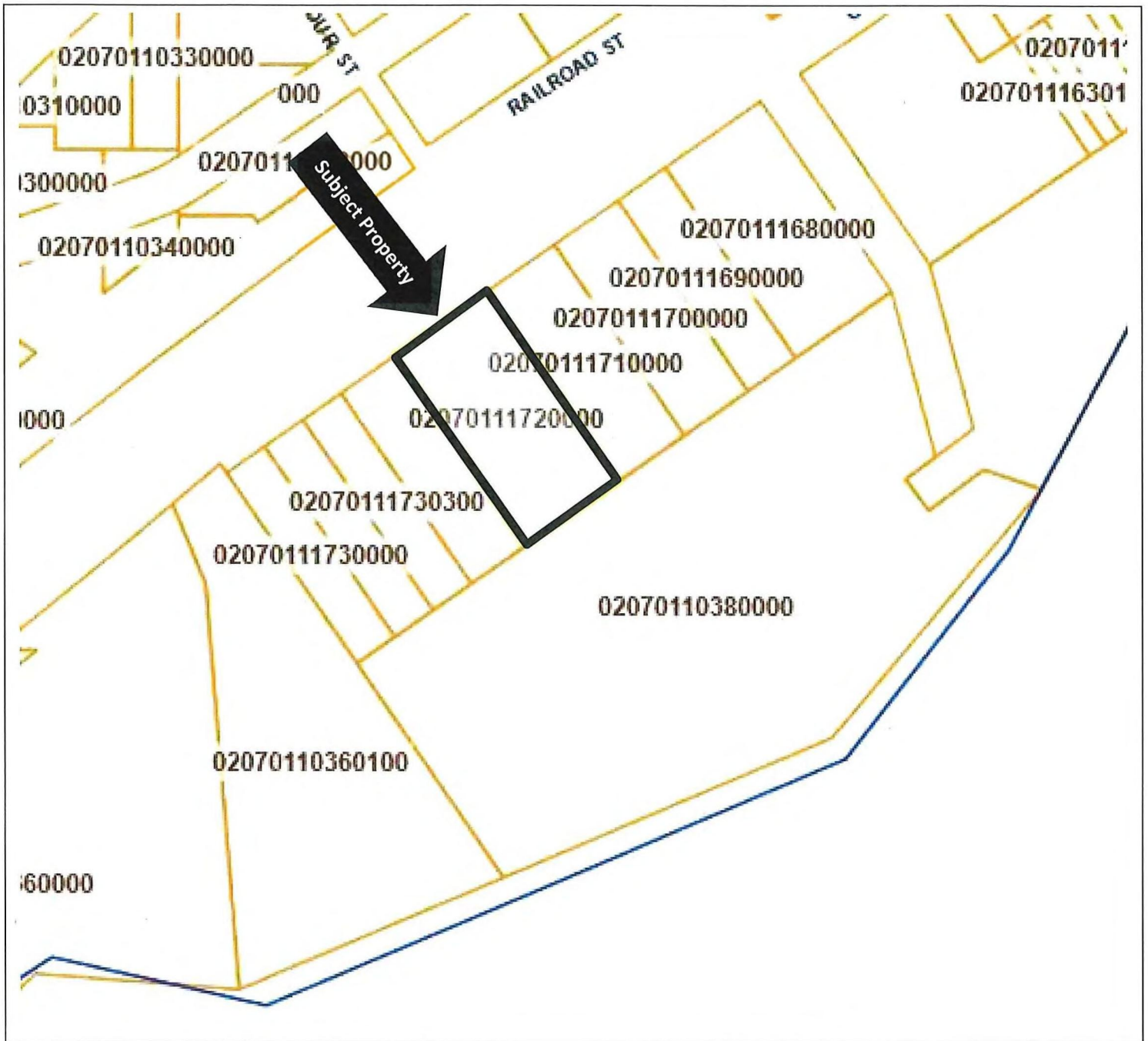
- Application Fee** (Amount: _____ Date: _____ Receipt #: _____)
- Completed and Signed Conditional Use Permit Application**
- Copies of the Property Title or Other Proof of Ownership**
- Descriptions of Any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following:**
 - The Location and Dimensions of All Existing and Proposed Structures
 - A Floor Plan of the Structure Housing the Proposed Conditional Use
 - A North Arrow and Scale
 - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
 - The Location and Dimensions of All Parking Areas
- A Narrative Discussing How the Proposal Meets the Four Criteria Described Above**
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property** (Obtainable Through the Skamania County Assessor's Office)
- Any Information Associated with Proposals Reviewed under SMC 17.39**
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit Application**



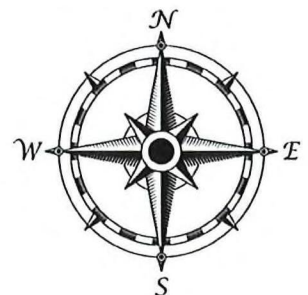
Clark County Title

1400 Washington St., Suite 100
Vancouver, WA 98660

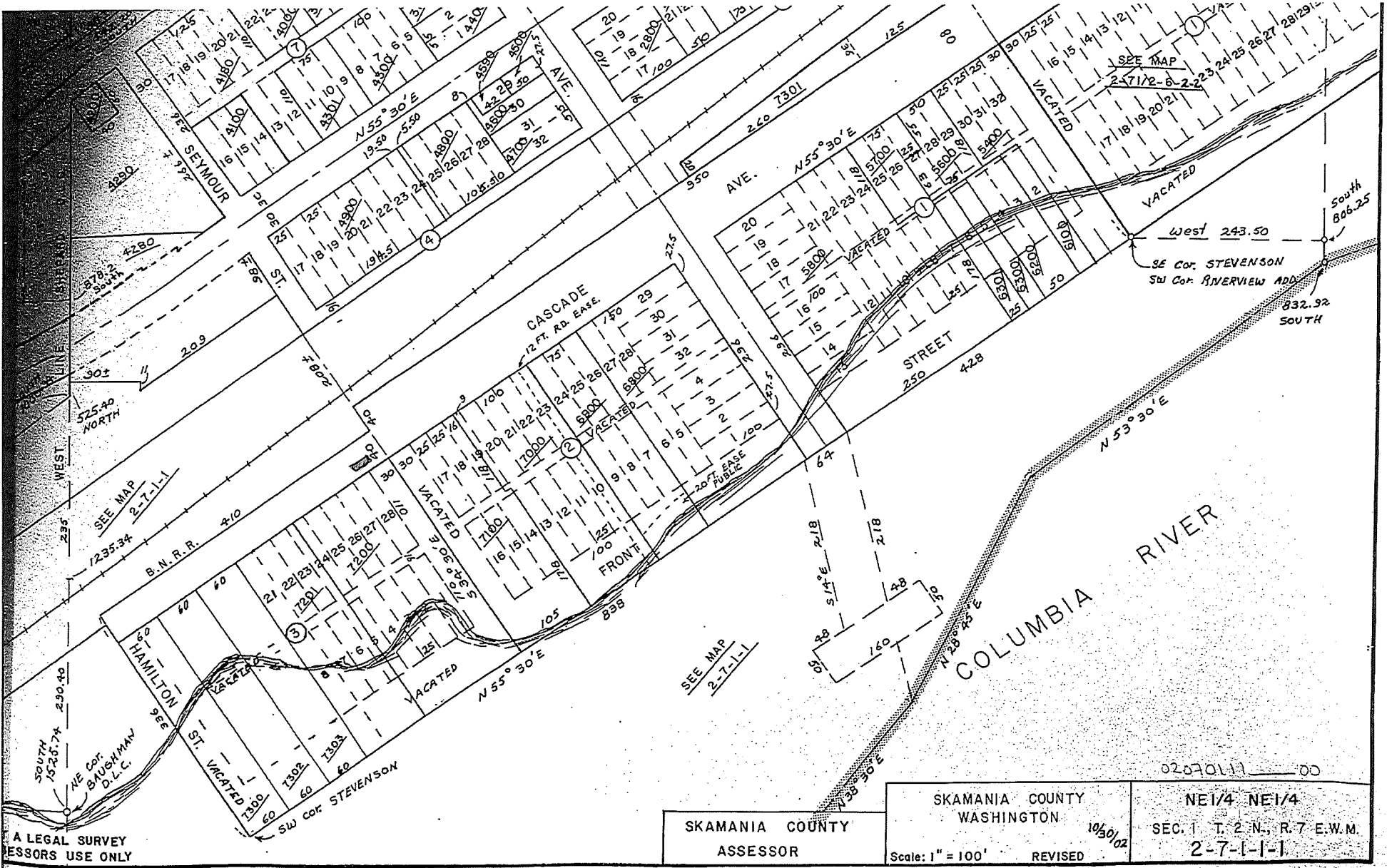
Telephone (360) 694-4722 • Fax (360) 694-4734 • www.clarkcountytile.com



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"Service Is The Difference"



A LEGAL SURVEY
 FOR ASSESSORS USE ONLY

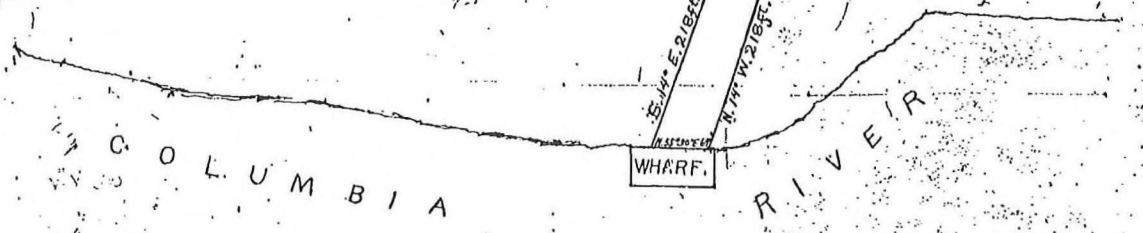
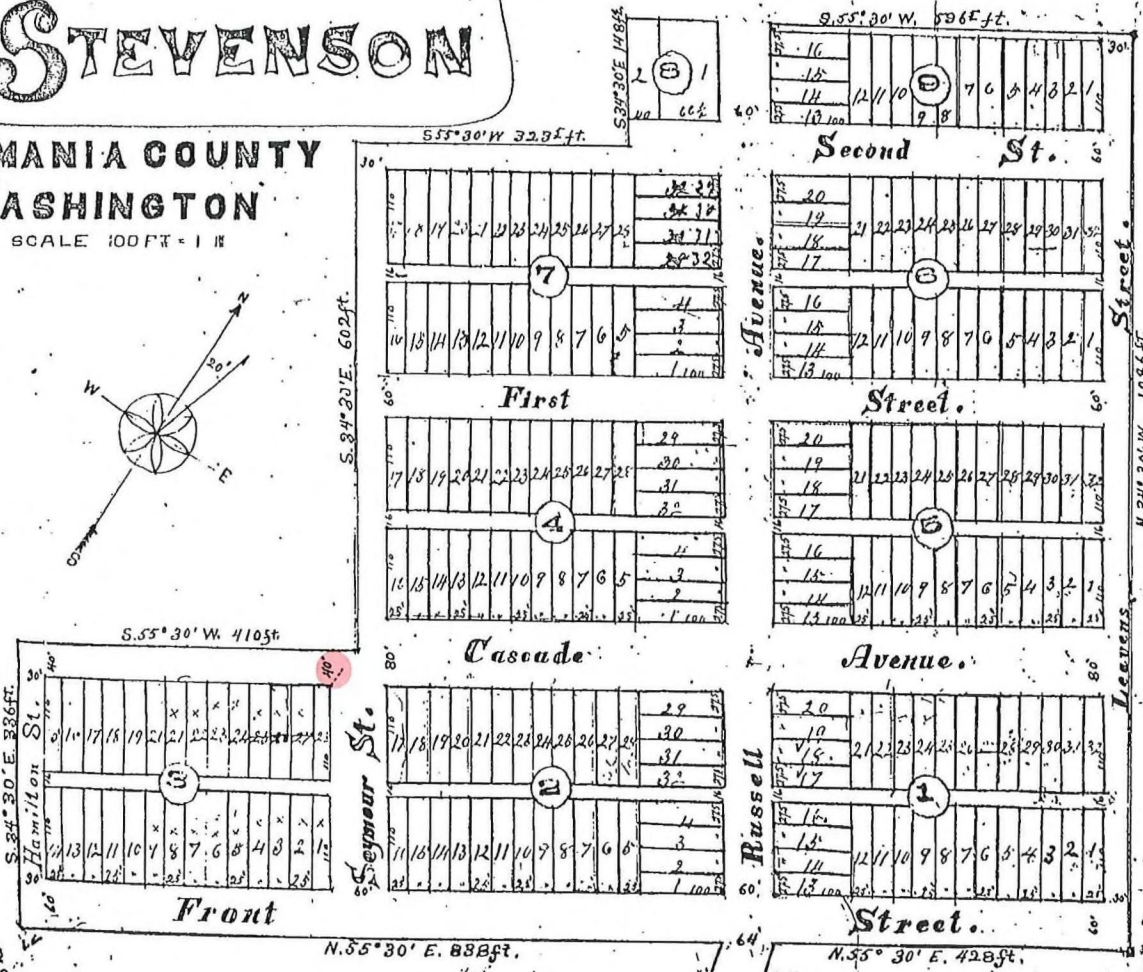
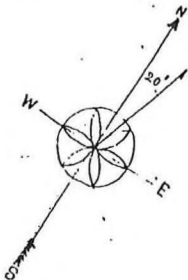
SKAMANIA COUNTY
 ASSESSOR

SKAMANIA COUNTY
 WASHINGTON
 10/30/02
 Scale: 1" = 100'
 REVISED

02070111 00
 NE1/4 NE1/4
 SEC. 1 T. 2 N., R. 7 E. W.M.
 2-7-[-]-1

PLAT OF STEVENSON

SKAMANIA COUNTY
WASHINGTON
SCALE 100 FT = 1 IN



2-7-1-AA

City of Stevenson – Cascade Avenue Pump Station

Conditional Use Permit Application Narrative

Conditional Use Permit Criteria per SMC 17.39.020(B):

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the Comprehensive Plan, transportation plan, or any other plan officially adopted by the council.

The proposed use of this site is as a sewage pump station, with this project specifically addressing the rehabilitation of an existing pump station in the same location. No changes to the site use are proposed. The project site lies completely within public Right-of-Way.

The existing sanitary sewer pump station is outdated, requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new pumps will be installed in the existing buried wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4' tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3' tall chain link fence will be installed to provide fall protection along the retaining wall.

Continued use of this site as a pump station poses no danger to public health or safety. Improving the reliability of this pump station through rehabilitation represents a benefit to public health and safety by reducing the chance of sewer system backups due to unreliable pumping equipment.

Because this site is already in use as a sewer pump station, rehabilitation of the pump station will not substantially reduce the value of any adjoining or abutting properties. The weathered control panel and pump enclosure will be replaced with a new control panel and pumps that are housed in an underground structure, reducing the overall visual impact of those site features.

Because this site is already in use as a sewer pump station, and because the aboveground portions of the pump station are minimized, the site remains in harmony with its surroundings. The site is adjacent to commercial property to the east, and low density residential to the west.

Rehabilitation of this pump station to improve reliability and maintainability is in line with Goal 8 of the City of Stevenson's comprehensive plan regarding reliability of utilities. Continued use of this site as a sewer pump station is also in line with the City's General Sewer Plan.

City of Stevenson – Cascade Avenue Pump Station

Conditional Use Permit Application

List of Properties within 300' of Project Site

1. Address: 273 SW First St
Owner: Terrapin Investments, LLC
Parcel: 02070111428000
2. Address: 360 SW State Hwy 14
Owner: Terrapin Investments, LLC
Parcel: 02070110300000
3. Address: None given, SE corner of First St and Seymour St
Owner: Schumacher, Harry
Parcel: 02070111490100
4. Address: 240 SW First St
Owner: 240 1st Street, LLC
Parcel: 02070111490000
5. Address: 268 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111730200
6. Address: 266 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111730300
7. Address: 264 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111720100
8. Address: 240 SW Cascade Ave
Owner: River Locks, LLC
Parcel: 02070111720000
9. Address: 212 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111710000
10. Address: 206 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111700000
11. Address: 200 SW Cascade Ave
Owner: Wilder & Pine Riverside Cabins, LLC
Parcel: 02070111690000
12. Address: 152 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111680000

Order No. CL21998



1400 Washington Street, Ste. 100, Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Limited Liability Certificate

Order No. CL21998

Prepared for:

CI.STEVENSON.WA.US.

Attn: **Leana Kinley**
Leana@ci.stevenson.wa.us

THIS IS A REPORT AS OF **November 04, 2021**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

RIVER LOCKS, LLC

Clark County Title Company

A handwritten signature in black ink, appearing to read "Mark D. Smith", written over a horizontal line.

Authorized Signatory

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 24, 25, 26, 27 AND 28 OF BLOCK 3 OF THE PLAT OF STEVENSON SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 11, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF THE 16 FOOT ALLEY IN SAID LOTS SHOWN ABOVE.

ALSO THE VACATED FRONT STREET ADJACENT TO LOTS 1 THROUGH 5 INCLUSIVE, THE NORTHWEST QUARTER OF THE INTERSECTION OF FRONT AND SEYMOUR STREETS AND THE WESTERLY 30 FEET OF SEYMOUR STREET ADJACENT TO SAID LOTS 1 AND 28 BEING VACATED ALLEY STREETS AND AVENUES SHOWN BY THE CERTAIN ORDINANCE RECORDED IN BOOK "G", PAGE 34, MISCELLANEOUS RECORDS.

EXCEPT THE WESTERLY 10 FEET OF LOTS 5 AND 24 INCLUDING THE VACATED PORTION PERTAINING TO SAID LOTS AS RECORDED IN BOOK 227, PAGE 406.

EXCEPTIONS:

1. NOTICE OF LIMITATION OF LIABILITY: NO TITLE INSURANCE IS PROVIDED IN CONNECTION WITH THIS LIMITED LIABILITY REPORT. THE COMPANY'S LIABILITY IS STRICTLY LIMITED: THE COMPANY SHALL BE LIABLE (1) ONLY TO THE PARTY WHO ORDERED THE LIMITED LIABILITY REPORT AND (2) ONLY FOR ANY ACTUAL LOSS SUSTAINED BY THAT PARTY IS A DIRECT RESULT OF AN ERROR OR OMISSION IN THE LIMITED LIABILITY REPORT. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY EXCEED THE AMOUNT ACTUALLY PAID BY THE PARTY TO THE COMPANY FOR THE ISSUANCE OF THE LIMITED LIABILITY REPORT. THE COMPANY OFFERS VARIOUS TITLE INSURANCE PRODUCTS THAT OFFER MORE PROTECTION TO THE PARTY IN THE EVENT OF DAMAGE DUE TO ERRORS OR OMISSIONS IN THE LIMITED LIABILITY REPORT. IF THE PARTY WISHES TO HAVE MORE PROTECTION, THE PARTY MUST INFORM THE COMPANY IN WRITING, AND PAY THE PREMIUM FOR SUCH TITLE INSURANCE COVERAGE.

2. REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:

YEAR	AMOUNT	PAID	OWING
2021	\$4,741.17	\$4,741.17	\$0.00

TAX ACCOUNT NO: [02 07 01 1 1 7200 00](#)

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
PHONE: 509-427-3761

- UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF STEVENSON.
- ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE COLUMBIA RIVER.
- ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE COLUMBIA RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
- DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

NOTE: THE FOLLOWING IS A 24 MONTH CHAIN OF TITLE

THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE FOLLOWING DEED(S) AFFECTING SAID LAND WERE RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT:

THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

CLICK ON THIS [HYPERLINK](#) TO SEE THE VESTING DEED FOR THIS TRANSACTION.

NOTES:

- A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.**

MS/PC

ADJUSTMENT TRANSACTION RECORD

City Of Stevenson

Date: 02/24/2023

Year: 2023

Trans: 430

Acct:

For: Conditional Use Permit for Cascade Ave Pump Station

Amount:

Account	Fund	Amount	Job	Contract	Remark
345 83 00 0000 Planning Fees	001 General Expense Fund	600.00			Cascade Ave PS Conditional Use Permit
594 35 49 0000 WW Upgrades-Perm	410 Wastewater System Upgrade	600.00			Cascade Ave PS Conditional Use Permit



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Short Plat Administrator
DATE: April 10th, 2023
SUBJECT: Proposed Short Plat (SP2023-01)

Introduction

The Planning Department has received a complete short plat application for division of property on 390 NW Chesser Road in the City's R1 Single-Family Residential District. The tax lot number is 03-07-36-1-3-2900-00.

The property is currently developed with a single-family detached dwelling and residential outbuilding. Two lots are proposed for use as single-family residential.

The proposal involves City water and sewer service.

Staff Recommendation

Staff recommends that the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Land Division Administrator.

Relevant City Policies

SMC 16.02.110(C): After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the short plat administrator shall distribute copies of the short plat application and map to the following as is necessary:...

4. City Planning Commission.

SMC 16.02.120(F): The Planning Commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.

Thank you,

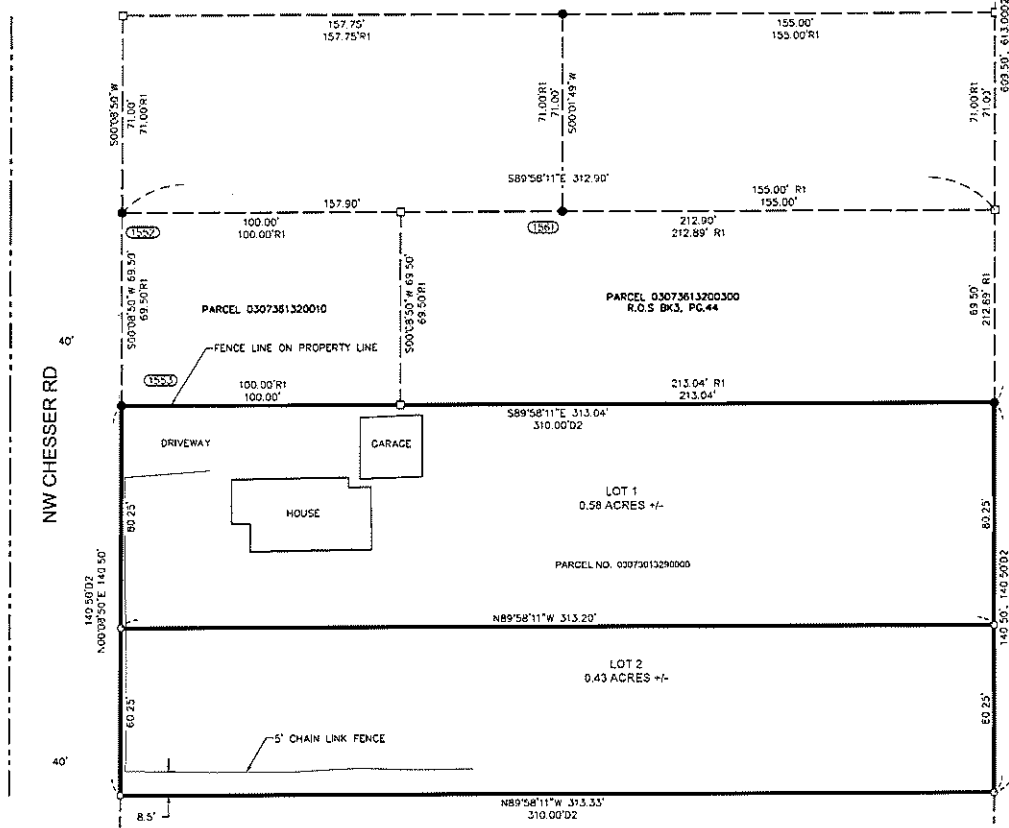
Ben Shumaker

Attachments

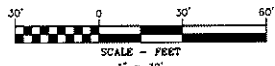
- Proposed Plat Map

KNUDSEN SHORT PLAT

LOCATED IN NW 1/4 OF THE SW 1/4
SECTION 36, T.3N., R. 7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.
JANUARY 12, 2023



BASIS OF BEARINGS
WASHINGTON SOUTH ZONE, STATE PLANE COORDINATE SYSTEM NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (DPUS) SOFTWARE PROGRAM.



CITY NOTE
LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO THE STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTERS 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTER 16.02"

LEGEND

- SET 5/8" x 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA426990)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- FD FOUND DISTANCE
- R1 RECORD DATA PER REFERENCE SURVEY
- HOUSE OUTLINE

MONUMENT INFORMATION

- FOUND 5/8" WITH YELLOW PLASTIC CAP, INSCRIBED "WAS 6620", PER RECORDED SURVEY; TENNESON ENGINEERING CORP, ROS
- FOUND SKAMANIA COUNTY BRASS CAP CENTER 1/4 CORNER SECTION 36 HELD.
- FOUND PIPE, SET BY OLSON ENG. AT TRUE POSITION OF CENTER 1/4 CORNER SECTION 36, NOT USED IN THIS SURVEY.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S7 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

OWNER

MATHEW & ELIZABETH KNUDSEN

SURVEY PERFORMED FOR:
MATHEW & ELIZABETH KNUDSEN
DATE OF MONUMENT: DATE
PROJECT: 22-11-14 DRAFT: TA, CD
FILE: 221114-1.DWG LAYOUT TAB: SHORT PLAT

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

REFERENCED SURVEYS

- R1 SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR RON HOPKINS & TIM DUDLEY; RECORDED NOVEMBER 15, 2001; BOOK 3 PG 44.
- R2 SURVEY PERFORMED BY BELL DESIGN COMPANY; FOR JAN KIELPINSKI; RECORDED JUNE 1, 1999; BOOK 3, PAGE 208.

REFERENCED DEEDS

- D1 DEED OF RECONVEYANCE, A.F.N. 2021-001014
- D2 DEED OF TRUST, A.F.N. 2021-000866
- D3 SUCCESSOR TRUSTEES' DEED, A.F.N. 2016000287

Klein & Associates, Inc.
ENGINEERING, SURVEYING, AND PLANNING
1411 13th Street Hood River, OR 97031
TEL 541-386-3322 FAX 541-386-2515



SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC T. R.
36 3N. 7E.

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

MATHEW KNUDSEN	DATE
ELIZABETH KNUDSEN	DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2023, BY THE ABOVE SIGNED

NOTARY SIGNATURE _____
NOTARY PUBLIC-(NAME) _____
COMMISSION NO _____

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

JAMES M. KLEIN L#42690 WA DATE

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS (SHORT PLAT ORD. 17.64.100(C)(1) AND (2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE

I, _____ PUBLIC WORKS DIRECTOR OF THE CITY OF STEVENSON, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT CITY OF STEVENSON SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT CITY DEVELOPMENT STANDARD FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROADS.

CITY OF STEVENSON PUBLIC WORKS DIRECTOR DATE

THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

CITY OF STEVENSON PLANNING DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF _____ DAY OF _____ 2023.
PARCEL NO. 03073613290000

COUNTY TREASURER DATE

CITY CLERK-TREASURER DATE

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF MATHEW & ELIZABETH KNUDSEN THIS _____ DAY OF _____ 2023, AT _____ M AND RECORDED IN _____

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Short Plat Administrator
DATE: April 10th, 2023
SUBJECT: Proposed Short Plat (SP2023-02)

Introduction

The Planning Department has received a complete short plat application for division of property on 390 NW Kanaka Creek Road in the City's R1 Single-Family Residential District. The tax lot number is 03-07-36-1-4-2090-00.

The property is currently developed with a single-family detached dwelling and residential outbuildings. Two lots are proposed for use as single-family dwelling.

The proposal involves City water service and use of on-site septic systems.

Staff Recommendation

Staff recommends that the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Land Division Administrator.

Relevant City Policies

SMC 16.02.110(C): After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the short plat administrator shall distribute copies of the short plat application and map to the following as is necessary:...

4. City Planning Commission.

SMC 16.02.120(F): The Planning Commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.

Thank you,

Ben Shumaker

Attachments

- Proposed Plat Map

RECEIVED

MAR 14 2023

initial: *clm*

RICHARD-STEEVES SHORT PLAT

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.
CITY OF STEVENSON, COUNTY OF SKAMANIA
STATE OF WASHINGTON

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

RONALD S. RICHARDS	DATE
TERRYL J. STEEVES	DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022, BY THE ABOVE SIGNED

NOTARY SIGNATURE _____
 NOTARY PUBLIC-(NAME) _____
 COMMISSION NO. _____

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

JAMES M. KLEIN LS# 42600 WA DATE

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT ORD. 17.64.100(C)(1) AND (2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE
 _____ PUBLIC WORKS DIRECTOR OF THE CITY OF STEVENSON, WASHINGTON, CERTIFY THAT THIS PLATS MEETS CURRENT CITY OF STEVENSON SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT CITY DEVELOPMENT STANDARD FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROADS.

CITY OF STEVENSON PUBLIC WORKS DIRECTOR DATE

CITY OF STEVENSON PLANNING DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF _____ DAY OF _____, 2022.

COUNTY TREASURER DATE

CITY CLERK-TREASURER DATE

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF RONALD RICHARDS THIS _____ DAY OF _____, 2022, AT _____ M AND RECORDED IN _____

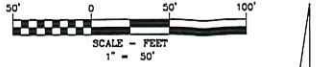
AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR

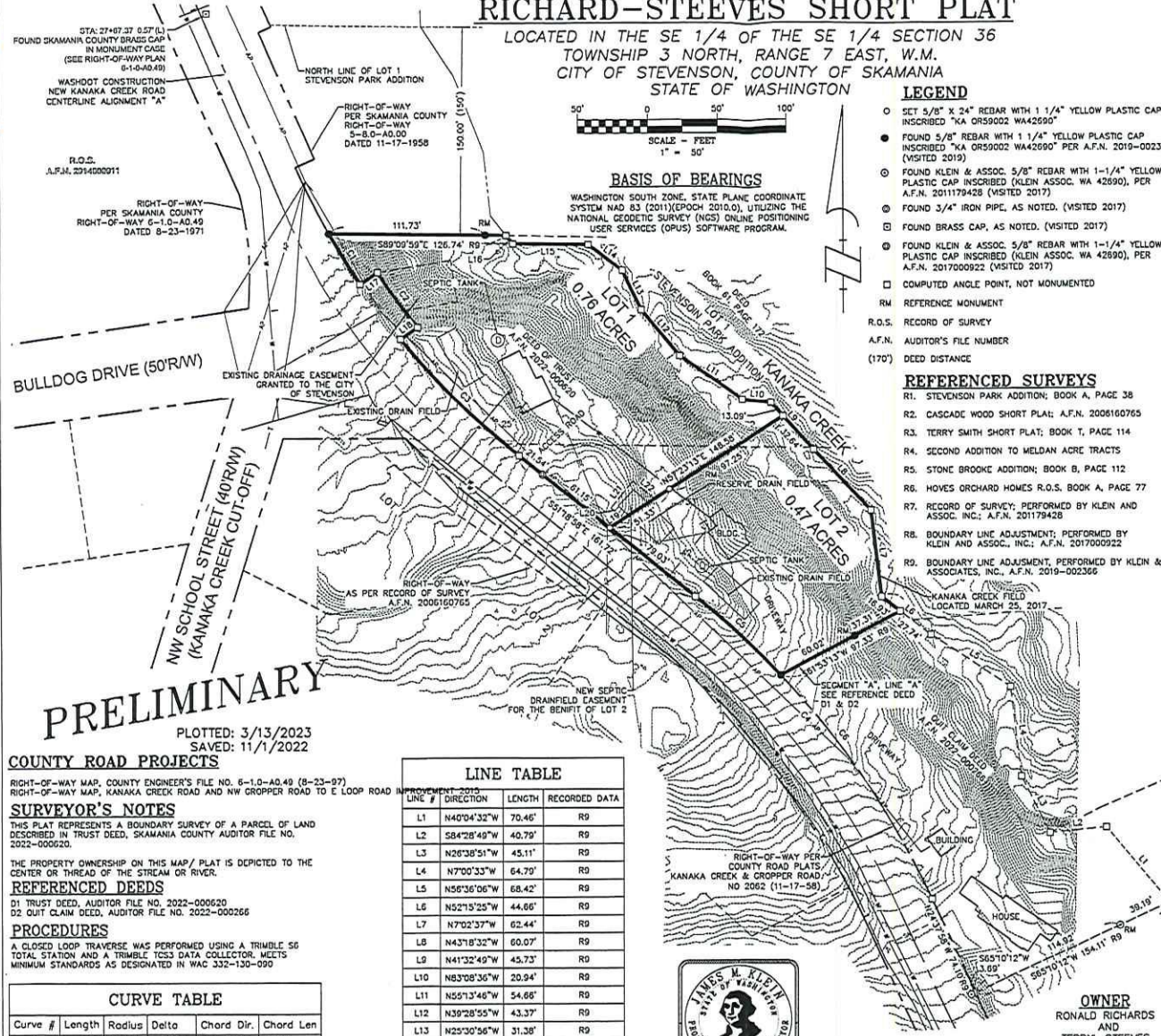
- ### LEGEND
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA OR59002 WA42690"
 - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA OR59002 WA42690" PER A.F.N. 2019-002366 (VISITED 2019)
 - ⊙ FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 201179428 (VISITED 2017)
 - ⊙ FOUND 3/4" IRON PIPE, AS NOTED. (VISITED 2017)
 - ⊙ FOUND BRASS CAP, AS NOTED. (VISITED 2017)
 - ⊙ FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 2017000922 (VISITED 2017)
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
 R.O.S. RECORD OF SURVEY
 A.F.N. AUDITOR'S FILE NUMBER
 (170') DEED DISTANCE

- ### REFERENCED SURVEYS
- STEVENSON PARK ADDITION; BOOK A, PAGE 38
 - CASCADE WOOD SHORT PLAT; A.F.N. 2006160765
 - TERRY SMITH SHORT PLAT; BOOK T, PAGE 114
 - SECOND ADDITION TO MELDAN ACRE TRACTS
 - STONE BROOKE ADDITION; BOOK B, PAGE 112
 - MOVES ORCHARD HOMES R.O.S. BOOK A, PAGE 77
 - RECORD OF SURVEY; PERFORMED BY KLEIN AND ASSOC. INC.; A.F.N. 201179428
 - BOUNDARY LINE ADJUSTMENT; PERFORMED BY KLEIN AND ASSOC. INC.; A.F.N. 2017000922
 - BOUNDARY LINE ADJUSTMENT; PERFORMED BY KLEIN & ASSOCIATES, INC.; A.F.N. 2019-002366



BASIS OF BEARINGS

WASHINGTON SOUTH ZONE, STATE PLANE COORDINATE SYSTEM NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (OPUS) SOFTWARE PROGRAM.



PRELIMINARY

PLOTTED: 3/13/2023
SAVED: 11/1/2022

COUNTY ROAD PROJECTS

RIGHT-OF-WAY MAP, COUNTY ENGINEER'S FILE NO. 6-1.0-40.49 (8-23-97)
RIGHT-OF-WAY MAP, KANAKA CREEK ROAD AND NW CROPPER ROAD TO E LOOP ROAD IMPROVEMENT 2010

SURVEYOR'S NOTES

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL OF LAND DESCRIBED IN TRUST DEED, SKAMANIA COUNTY AUDITOR FILE NO. 2022-000620.

REFERENCED DEEDS

D1 TRUST DEED, AUDITOR FILE NO. 2022-000620
D2 QUIT CLAIM DEED, AUDITOR FILE NO. 2022-000266

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE TC53 DATA COLLECTOR, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

Curve #	Length	Radius	Delta	Chord Dir.	Chord Len
C1	42.47'	548.00'	4°26'25"	S31°25'30"E	42.46'
C2	48.07'	533.00'	5°15'51"	S36°16'38"E	48.95'
C3	119.05'	548.00'	12°30'35"	S45°03'39"E	119.41'
C4	278.49'	598.00'	26°40'59"	N37°58'28"W	275.98'
C5	83.83'	598.00'	8°01'55"	N47°18'00"W	83.70'
C6	194.66'	598.00'	18°39'04"	N33°57'31"W	193.80'

LINE #	DIRECTION	LENGTH	RECORDED DATA
L1	N40°04'32"W	70.46'	R9
L2	S84°28'49"W	40.79'	R9
L3	N26°38'51"W	45.11'	R9
L4	N7°00'33"W	64.79'	R9
L5	N58°38'06"W	68.42'	R9
L6	N52°15'25"W	44.66'	R9
L7	N7°02'37"W	62.44'	R9
L8	N43°18'32"W	60.07'	R9
L9	N41°32'49"W	45.73'	R9
L10	N83°08'36"W	20.94'	R9
L11	N55°13'46"W	54.66'	R9
L12	N39°28'55"W	43.37'	R9
L13	N25°30'56"W	31.38'	R9
L14	N53°14'42"W	30.53'	R9
L15	N89°36'46"W	54.02'	R9
L16	N38°23'58"W	7.90'	R9
L17	N56°21'17"E	15.00'	R9
L18	N54°52'00"E	15.00'	R9
L19	N57°23'13"E	12.00'	R9
L20	N51°15'44"W	11.75'	R9



SURVEY PERFORMED FOR:
TERRYL STEEVES
DATE OF MONUMENTATION:
SEPTEMBER 6, 2022
PROJECT: 22-07-19 DRAFT: JMK
FILE: 220719.DWG LAYOUT TAB: SHEET 1

OWNER
RONALD RICHARDS
AND
TERRYL STEEVES

SHEET 1 OF 1
WILLACETT WERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
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City of Stevenson

Planning Department

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TO: Planning Commission
FROM: Ben Shumaker, Planning Director
DATE: April 10th, 2023
SUBJECT: Agenda Content – Public Comment Expectations

Introduction

Planning Commission meetings are run efficiently and with a well-maintained order. This is reflected in the current public comment expectations section of the agenda. This section sets expectations for how public comment can be given. This section lacks expectations for how order can be maintained if public comment becomes disruptive. The Planning Commission is asked to evaluate whether the section should be expanded to more fully anticipate the range of meeting scenarios.

Current Wording

The section currently reads:

In Person: Attendees at City Hall should follow current CDC and State guidance regarding use of masks, social distancing, and attendance.

Webinar: <https://us02web.zoom.us/j/85637388112> Conference Call: +1 253 215 8782 or +1 346 248 7799 ID #: 856 3738 8112

Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins.

Tools: *6 to mute/unmute & *9 to raise hand

Potential Wording

Staff prepared this wording for use by the Board of Adjustment in their ad hoc meetings:

In Person: Attendees at City Hall should follow current CDC and State guidance regarding use of masks, social distancing, and attendance.

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Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

Tools: *6 to mute/unmute & *9 to raise hand

Decision Point

Does the Planning Commission desire this change or some similar effort to establish protocols in advance of issues?

**CITY OF STEVENSON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM**

AGENDA TITLE: Overview of the Integrated Shoreline Public Access and Trails Plan

DEPARTMENT: Community Development

PRESENTED BY: Alex Capron, AICP, Senior Planner - DCG/Watershed

PROJECT SUMMARY

The City is completing an Integrated Shoreline Public Access and Trails Plan (Shoreline Public Access Plan), as funded by Washington State Department of Ecology as part of their Shoreline Master Program (SMP) competitive grant pilot program for the 2021 – 2023 grant biennium.

As reasons for this planning document, the City prioritizes continuous public pedestrian access in shoreline jurisdiction along the shorelines and shorelands of the Columbia River, Rock Creek and Rock Cove, within both City limits and the City's urban growth area (SMP Public Access policy 4.6.2(1)). Shoreline jurisdiction roughly encompasses all waterbodies within City limits, including 200 feet landward the Ordinary High Water Mark.

This plan is a direct result of the City's recent Shoreline Master Program (SMP) Comprehensive Update and Periodic Review, prioritizing public access to shorelines of the State, along with environmental resource protection and water dependent use. This is backed by state law within the Shoreline Management Act (SMA), per Washington Advisory Code (WAC) 173-26-176(3)(a) -underline emphasized-:

“Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for... shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state... and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.”

In addition, the City's SMP calls for this Shoreline Public Access Plan to address public access accordingly (SMP 4.6.2(6)):

The City's should develop a comprehensive and integrated public access and trail plan (consistent with WAC 173-26-221(4)) that identifies specific public access needs and opportunities to replace these site-by-site requirements. Such plan should identify a preference for pervious over impervious surfaces, where feasible.

The efficiencies providing such a plan result in greater efficiencies and understanding for both City and public/private developers in showing a defensible planning strategy for implementing public access trail routes, improvements and other required amenities, while keeping a clear delineation between public versus private-only access to shorelines of the state.

The goal of this plan is to distill planning-level documentation, spatial analysis, and public input into a set of prioritized shoreline projects within and connecting shoreline jurisdiction for future grant funding applications with agencies such as the Washington State Recreation and Conservation Office.

ORDERS OF THE DAY

This is a visually-based introductory presentation to inform Planning Commission of the public process and analysis measures for this Shoreline Public Access Plan. No formal decisions will be made at this meeting.

ATTACHMENTS

None.

SCHEDULE

- Project Kick-off (October 2023)
- Public Engagement Plan (January 2023)
- Public Meeting #1 Open House (February 2023)
- **Planning Commission Meeting - April 10th, 2023**
- Public Meeting #2 Charrette April 19th, 2023
- Planning Commission Meeting – May 8th, 2023
- City Council Work Session – June 14th, 2023

PROJECT OVERVIEW

The most recent Open House (held February 22nd, 2023) was well attended, with over 20 total attendees present and 133 comments received on an array of thematic maps. These maps displayed physical and environmental constraints, existing networks and land ownership, and shoreline experiences (visual, land and water-based). A general summary of public comments can be found in Figure 1 below:

THEMES

Topics that keep coming up

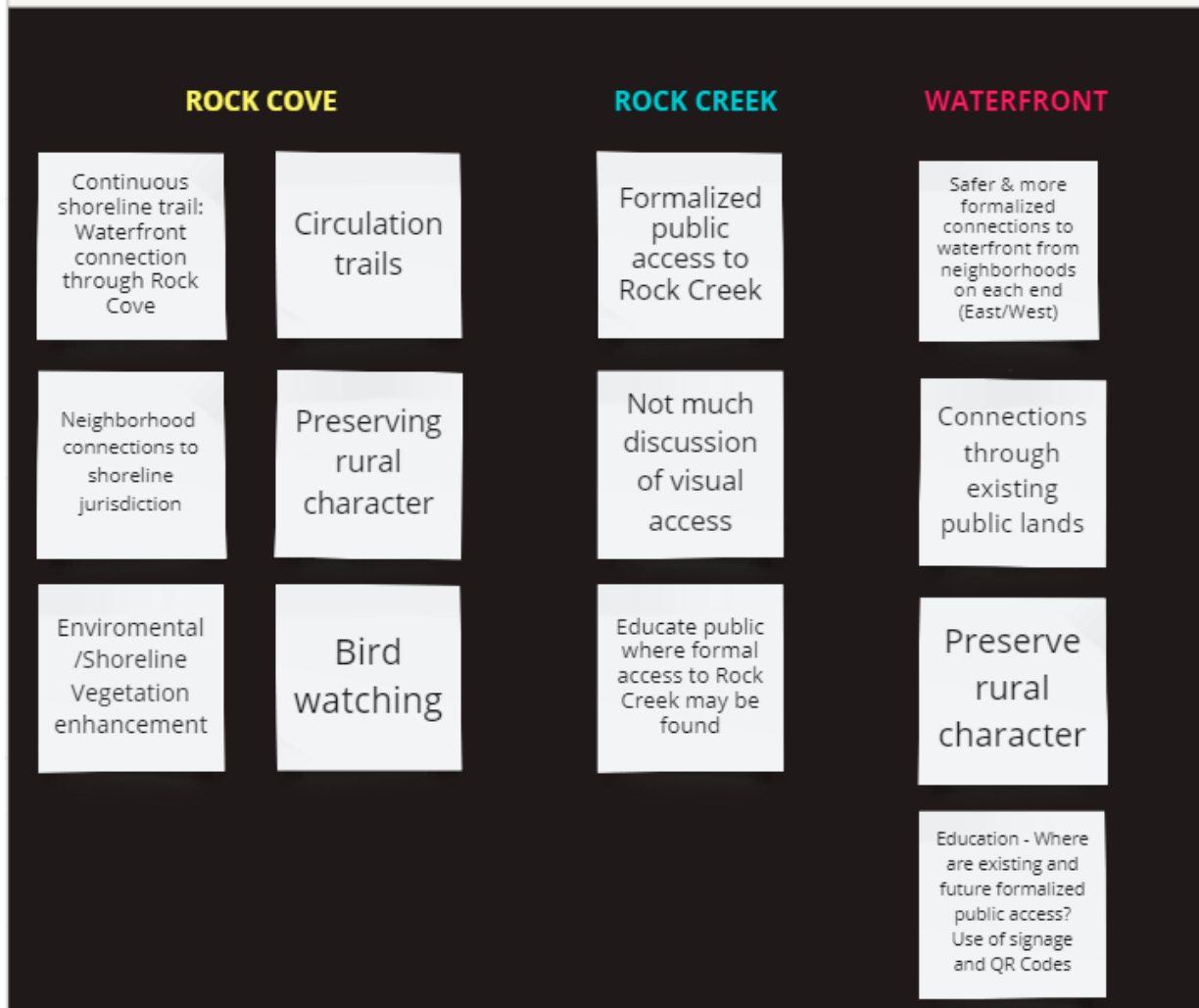


Figure 1 - February 2023 Open House Public Comment Topics

Public desires derived from the Open House include neighborhood connections to each shoreline, shoreline vegetation enhancements, preserving the rural character of the shoreline, and educating the public on where formalized public access is, or could be with future projects.

With findings from the Open House, the 2nd public meeting (held April 19th at the Stevenson Community Library) will present nine possible projects in and around shoreline jurisdiction in a charrette format. For reference, a charrette is a collaborative effort to solve specific design and/or planning topics in an efficient manner. The charrette will contain a series of three stations displaying project types, photo examples from other communities and design mock-ups to visualize possible design alternatives. This meeting will allow the public to weigh in on project preferences in an interactive and meaningful way.

These nine projects were identified via public feedback from the February open house and community survey, existing City master plan documentation, and via a Geographic Information Systems (GIS) analysis. Specific to the GIS methodology, we assigned scores of favorability to different physical, network, and land use/ownership areas from a presence/absence standpoint. For example, Lidar-based digital elevation models (DEMs) were used to derive level of steep slope (and resulting trail suitability) where the following scores were assigned:

- 0 to 10 degree slope: score of 4 (most favorable)
- 10 to 25 degree slope: 3
- 25 to 50 degree slope: 1
- 50+ degree slope (cliff): 0 (least favorable)

In looking at ownership, City-owned parcels are assigned the highest score (12) versus other public or quasi-public property (County or Columbia Gorge Interpretive Center Museum-owned property, respectively), containing a score of 4. As a result, areas with the highest scores are most suitable for a trail, whereas lowest scores have the most constraints and difficulties constructing trail or public access facilities.

Network analysis looked at the County and City walkability layer from two perspectives, both looking at good and poor walkability area within and adjacent to shoreline jurisdiction. Here, candidate projects look at enhancements to existing pedestrian amenities, as well as candidates for improving gaps in walkable areas approaching and within shoreline jurisdiction.

Outside the report itself, the City will evaluate possible SMP amendments to make its regulations more consistent with possible projects. Formal review and adoption of these amendments will take place this summer or fall after Ecology grant window closes on June 30, 2023.